

# PRELIMINARY REPORT

## 2015: E16 – *Teller Road*

**APPLICANT:** Harris County Engineering Department

**KEY MAP:** 292

**JURISDICTION:** Harris County

**LAMBERT:** 5170

**DISTRICT/PRECINCT:** City Council: C  
Harris County Pct.: 4

### **PROPOSAL:**

Harris County is requesting the realignment of Major Thoroughfare Teller Road, between Louetta Road and Cypresswood Road, on the Major Thoroughfare and Freeway Plan (MTFP).

### **APPLICANT'S JUSTIFICATION and HISTORY:**

The applicant contends that development in the Spring area continues to grow. The southern portion of Teller Road is located in the Enchanted Oaks and Devonshire Woods subdivisions. These subdivision plats dedicated the full right-of-way (ROW) for Teller Road years ago. Within these two subdivisions, Teller Road is an existing boulevard section with 4 lanes and a 100-foot ROW. This is approximately 3,100 feet in length and is currently maintained by Harris County. The northern portion of the existing Teller Road corridor does not have existing ROW or roadway pavement and is located on the western edge of the proposed Louetta Park development. The realignment of Teller Road utilizes the existing ROW of Budde Cemetery Road, which has 2 lanes of pavement and connects to Louetta Road.

Harris County states that they are requesting the realignment of Teller Road for three reasons:

1. The realignment would avoid two bridge crossings, as opposed to the original alignment, which would entail two bridge crossings across flood control ditches.
2. The applicant states that impacts to the property owners by the realignment will be lesser than the impacts from the original alignment. One full 100-foot ROW would need to be obtained from only one property owner and 30-foot ROW frontage dedications will be needed from 14 property owners along existing Budde Cemetery Road to develop the road. The ROW acquisition from the fourteen land owners would still make the land developable. This is in contrast for full ROW acquisitions from four property owners for the existing alignment which would make their land undevelopable.
3. The realignment also would create better circulation and traffic mobility in the areas between Louetta Road and Cypresswood Road.

The applicant contends that if an amendment is not done, there would be no connection between Louetta Road and Cypresswood Road, which would hinder mobility in this area.

The Teller Road corridor first appeared on the MTFP in 1966. The Teller Road corridor extended from Cypresswood Road to Grogans Mill Road in Montgomery County. In 1997, the Teller Road corridor was shortened to only include the limits from Louetta Road to Cypresswood Road, as it currently exists on the MTFP. The corridor to Montgomery County was redesignated to Holzwarth Road to the east.

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## POTENTIAL ALTERNATIVE:

In an effort to preserve the grid network and circulation in this area, the Planning & Development (P&D) staff will evaluate the realignment and reclassification of Teller Boulevard between Louetta Road and Cypresswood Drive as a Major Collector with a varying-width ROW, between 80 and 100 feet. The proposed Major Collector classification allows for a 4-lane street design using flexible geometric design guidelines as compared to the existing 100' ROW Major Thoroughfare designation for the roadway. Additionally the collector street designation is appropriate to the existing single family residential subdivision, Enchanted Oaks, that abuts existing Teller Boulevard. The realignment would be consistent with the applicant's request to align with existing local road, Budde Cemetery Road.